

प्रादेशिक योजना-रत्नागिरी-सिंधुदुर्ग

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६
चे कलम २० (३) अन्वये सुचना अन्वये विशेष नगर
बसाहतीच्या नियमांत फेरबदल करणे

महाराष्ट्र शासन

नगर विकास विभाग


शासन निर्णय क्रमांक-टीपीएल- १८०४/रत्नागिरी-सिंधुदुर्ग/प्र.क्र. ५०/०६/नवि-१२

मंत्रालय, मुंबई- ४०० ०३२.

दिनांक :- १ जानेवारी २००९.

शासन निर्णय :- सोबत जोडलेली सुचना महाराष्ट्र शासनाच्या साधारण
राजपत्रात प्रसिध्द करावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,


(अशांक बा. पाटील)
कार्यासन अधिकारी.

प्रति,

- १) विभागीय आयुक्त, कोकण विभाग, कोकण भवन, नवि- मुंबई.
- २) संचालक नगर रचना महाराष्ट्र राज्य-पुणे.
- ३) जिल्हाधिकारी, रत्नागिरी
- ४) जिल्हाधिकारी, सिंधुदुर्ग
- ५) उपसंचालक, नगर रचना, कोकण विभाग, कोकण भवन, नवि- मुंबई.
- ६) नगररचकार रत्नागिरी शाखा, जि. रत्नागिरी.
- ७) नगररचकार सिंधुदुर्ग शाखा, जि. सिंधुदुर्ग.
- ८) व्यवस्थापक शासकीय मध्यवर्ती मुद्रणालय, वर्ली रोड, मुंबई.

(न्यांना विनंती की, यांबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या
साधारण राजपत्रात कोकण विभागीय पुरवणी भाग-१ मध्ये प्रसिध्द करून त्याच्या प्रत्येकी
०५ प्रती या विभागास, संचालक नगर रचना, महाराष्ट्र राज्य, पुणे व उप संचालक, नगर
रचना, कोकण विभाग, कोकण भवन, नवि-मुंबई, यांना पाठवाव्यात.)

१) कक्ष अधिकारी, नवि-२९, नगर विकास विभाग, यांना सधर सुचना विभागाच्या
वेबसाईटवर प्रसिध्द करणेसाठी अपेक्षित.

२०) निवडनरती (कार्यासन-१२)

NOTICE

Government of Maharashtra,
Urban Development Department,
Mantralaya, Mumbai-400 032.

Date :-

5th Jan. 2009

The Maharashtra Regional and Town Planning Act, 1966.

No.TPS-1804/Ratnagiri-Sindhudurg/CR- 50/06/UD-12 :-

Whereas, as per the provisions of Section 15 of the Maharashtra Regional & Town Planning Act, 1966 (hereinafter referred to as 'the said Act') the Government has sanctioned the Regional Plan for the Development and use of land in the Ratnagiri-Sindhudurg Region (hereinafter referred to as 'the said Regional Plan') vide Notification No. TPS-1585/2305/CR-226/87/UD-1, dated 23rd December, 1987 and came into force with effect from 15th February, 1988;

And whereas, the standardised building bye-laws & development control rules of 'B' & 'C' Class Municipal Councils are made applicable vide Government Order No.TPS-1294/1340/CR-235/94/UD-12, dated 14th October 1994, to the said Regional Plan;

And whereas, after considering the natural potentialities available in the district of Sindhudurg, the Government of Maharashtra has decided that the said district should be developed for tourism and accordingly has sanctioned the modification with zoning proposal and additional development control regulations, under sub-section (4) of section 20 of the said Act vide Notification No.TPS-1997/355/CR-99/UD-12, dated 15th October, 2004;

And whereas, Development Control Regulations for Special Townships (hereinafter referred to as 'the said Regulations') have been incorporated in the sanctioned Development Control Regulations of the said Regional Plan (hereinafter referred to as 'the said Development Control Regulations') vide Government Notification No TPS-1205/Ratnagiri-Sindhudurg/CR-50/06UD-12, dated 10th March, 2006;

And whereas, the Government of Maharashtra is of the opinion that the following Rules in the said Development Control Regulations should be modified (hereinafter referred to as 'the said proposed modifications') by following the procedure laid down in subsection (2) of Section 20 of the said Act.

Proposed Modification

Rule No.	Existing Rule	Proposed Rule
5.1.	<p><i>Special Township in Residential, Residential with Agricultural Zone</i> - The total built up area / FSI of entire gross area of the Special Township in Urbanisable Zone will be 1.00. The FSI for Agricultural Zone, if any, included in Special Township shall be 0.5. Total FSI in the township will be in proportion to areas of different Zones. There will be no limit of total built up area / FSI for the development of individual plots. Height of building shall be as per prevailing bye-laws as specified in Regional Plan. However, it may be increased subject to provisions of fire fighting arrangements with prior approval of Fire Advisor, Government of Maharashtra.</p>	<p><i>Special Township in Residential, Residential with Agricultural Zone</i> - The total built up area / FSI of entire gross area of the Special Township in Urbanisable Zone will be 1.00. The FSI for Agricultural Zone, if any, included in Special Township shall be 0.5. Total FSI in the township will be in proportion to areas of different Zones. There will be no limit of total built up area / FSI for the development of individual plots. Height of building shall be as per prevailing bye-laws as specified in Regional Plan. However, it may be increased subject to provisions of fire fighting arrangements with prior approval of Fire Advisor, Government of Maharashtra.</p> <p>Provided that additional FSI upto 100% of the permissible FSI may be permitted for land under Agriculture Zone with previous approval of Government of Maharashtra & subject to payment of premium at the rate of rupees 500/- per square feet or prevailing land rate mentioned in the Ready Reckoner, whichever is more.</p>
5.2 (i)	<p><i>Special Townships in Agricultural Zone :-</i></p> <p>(i) Development of Special Township Project in Agriculture Zone and Urbanisable Zone, contained in the Regional plan shall be permissible subject to conditions that 50% of the gross area of the project shall be kept open while the project of Special Township shall be executed on the remaining 50% land with gross built up area/FSI of</p>	<p><i>Special Townships in Agricultural Zone :-</i></p> <p>(i) Development of Special Township Project in Agriculture Zone and Urbanisable Zone, contained in the Regional plan shall be permissible subject to conditions that 50% of the gross area of the project shall be kept open while the project of Special Township shall be executed on the remaining 50% land with gross built up area/FSI of 0.50 worked out on the entire gross area of the project. Further, while developing such projects, it would be obligatory on the</p>

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0.50 worked out on the entire gross area of the project. Further, while developing such projects, it would be obligatory on the part of the developer to provide and develop all the infrastructure facilities including sites required for public purposes as per the prescribed planning norms. As regards 50% of land which is required to be kept open, the same shall be made free of encumbrances and no development except town level open amenities shall be permissible thereon.

part of the developer to provide and develop all the infrastructure facilities including sites required for public purposes as per the prescribed planning norms. As regards 50% of land which is required to be kept open, the same shall be made free of encumbrances and no development except town level open amenities shall be permissible thereon.

Provided that additional FSI upto 100% of the permissible FSI may be permitted for land under Agriculture Zone with previous approval of Government of Maharashtra subject to payment of premium at the rate of rupees 500/- per square feet or prevailing land rate mentioned in the Ready Reckoner, whichever is more.

5.3
(iii)
(d)

Balcony or balconies of a minimum width of one mt. may be permitted free of F.S.I. at any upper floor, subject to maximum of $1/3^{\text{rd}}$ length of perimeter of building and such balcony projection shall be subject to the following conditions :-

- (I) No balcony shall be allowed on ground floor.
- (II) Balcony or balconies shall be permitted to project in the marginal open space of not less than 3mt. in width.
- (III) Notwithstanding anything contained in any other laws, rules, regulations or byelaws in force a balcony shall not be permitted to be enclosed.

Balcony or balconies of a minimum width of 1.00 mtr. may be permitted free of FSI at any upper floor, not more than 15% of the floor area and such balcony projection shall be subject to the following conditions:

- i) No balcony shall reduce the marginal open space to less than 3 mtr. Balcony may be permitted on upper floors projecting in front setbacks. No balcony shall be allowed on ground floor, which shall reduce minimum required room set back or marginal open space. The width of the balcony will be measured perpendicular to the building line, from that line to the balcony's outermost edge.
- ii) Balconies may be allowed to be enclosed, when enclosed $1/3^{\text{rd}}$ of the area of their face shall have glass shutters on the top and the rest of the area except the parapet shall have glazed shutters.
- iii) The dividing wall between the balcony and the room may be permitted to be removed on payment of premium as prescribed by the Government from time to time.

5.3 (vii)	NIL	The following new rule shall be added after rule No.5.3 (vi). (vii) Premium for additional FSI shall be paid to Government. The premium amount shall be paid by Demand Draft payable to Government through the Deputy Director of Town Planning, Konkan Division, Konkan Bhavan, Navi Mumbai.
5.3 (viii)	NIL	The following new rule shall be added after rule No.5.3 (vii). (viii) Government shall have powers to relax any of the rules/regulations for development of Special Townships.

Now, therefore, as provided in sub-section (3) of Section 20 of the said Act, notice is hereby published for inviting suggestions/objections, if any, to the said proposed modification from the general public in writing, with reasons thereof, within 60 (sixty) days from the date of publication of this notice in the Maharashtra Government Gazette. The suggestions/objections shall be addressed to the Deputy Director of Town Planning, Konkan Bhavan, Third floor, Navi Mumbai, who is hereby authorised to hear the suggestions/objections that may be received and to submit his report to Government.


The suggestions/objections received by Deputy Director of Town Planning, Konkan Bhavan, Navi Mumbai, within the period of 60 (sixty) days from the date of publication of this notice in the M.G.G. shall only be considered.

The aforesaid notice is kept open for inspection by the public during office hours on all working days in the following offices -

- i) The Collector, Ratnagiri.
- ii) The Collector, Sindhudurg.
- iii) The Deputy Director of Town Planning, Konkan Division, Navi Mumbai.
- iv) Town Planner, Ratnagiri Branch, Ratnagiri.
- v) Town Planner, Sindhudurg Branch, Sindhudurg.

This notice is also published on web site : www.urban.maharashtra.gov.in

By order and in the name of Governor of Maharashtra,


Ashok B. Patil
Section Officer